

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013**

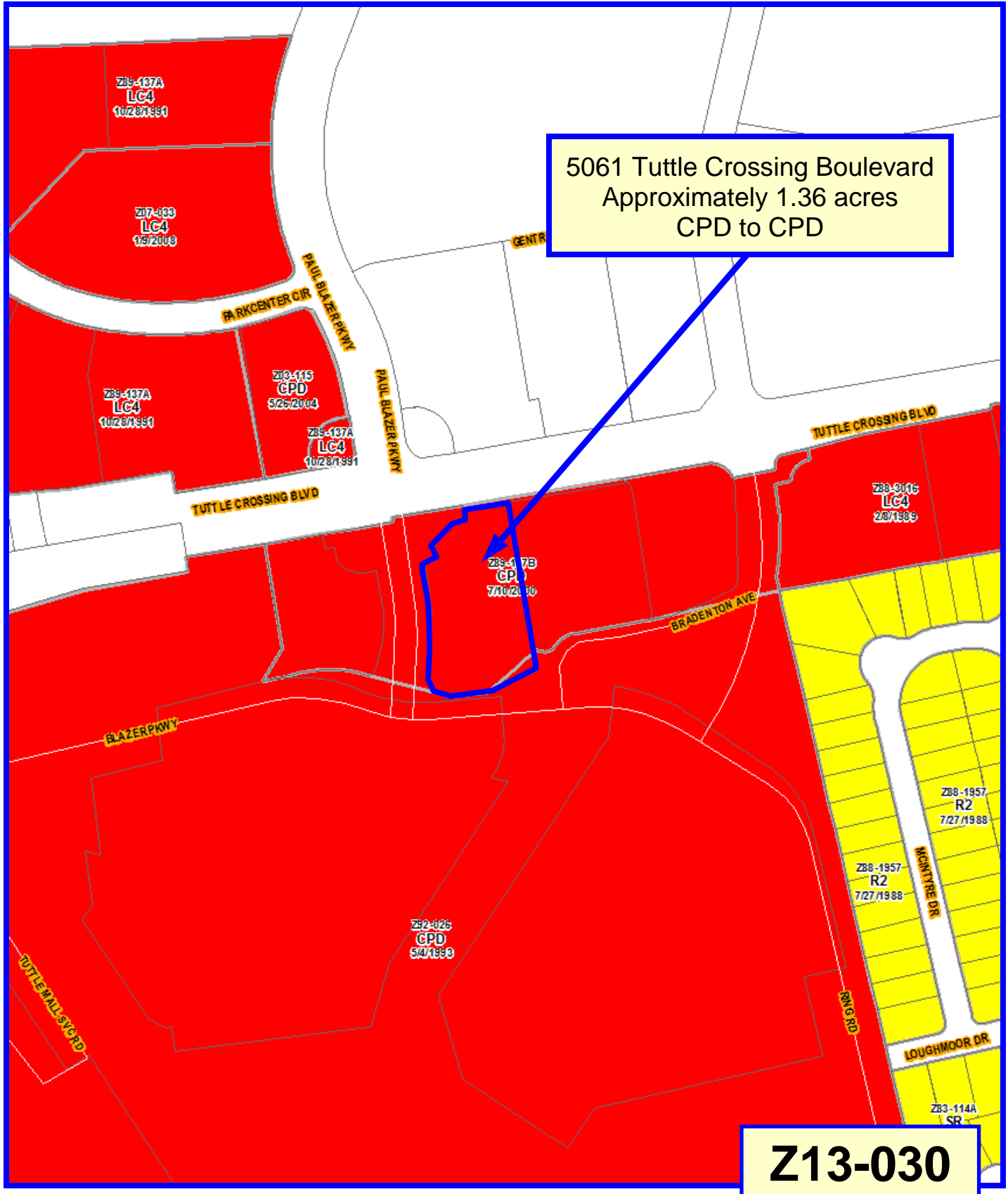
- 13. APPLICATION: Z13-030 (ACCELA # 13335-00000-00201)**
Location: **5061 TUTTLE CROSSING BOULEVARD (43017)**, being 1.4± acres located at the southeast corner of Tuttle Crossing Boulevard and Blazer Parkway (010-215377).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expand C-4 commercial uses.
Applicant(s): Jupiter Ohio Inc.; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

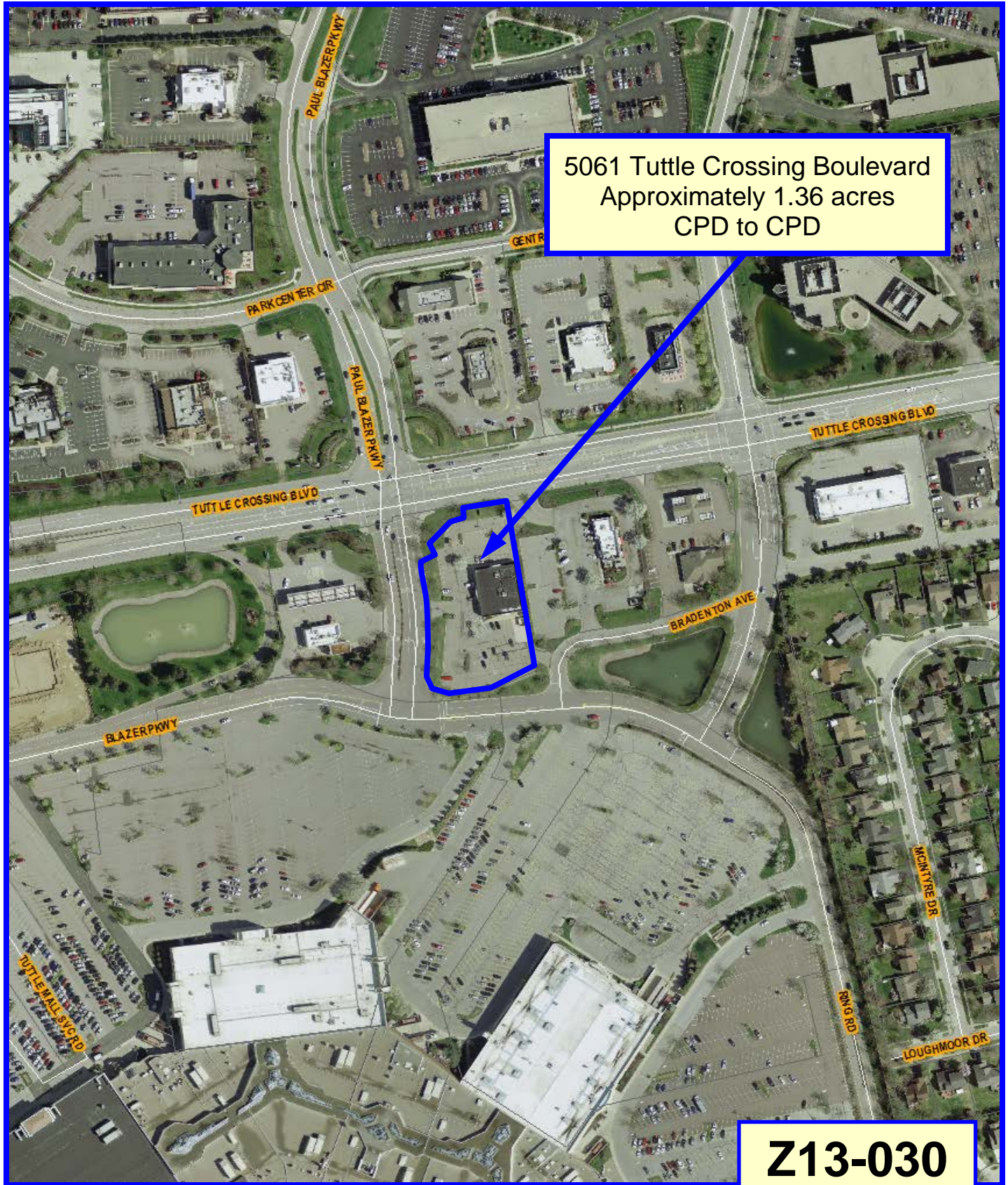
BACKGROUND:

- The site is developed with a jewelry store in the CPD, Commercial Planned Development District and is restricted to restaurant, convenience retail, fuel sales, and jewelry store uses only. The requested CPD, Commercial Planned Development District will allow additional C-4, Commercial District uses.
- To the north across Tuttle Crossing Boulevard is a fast-food restaurant in the City of Dublin. To the east is a fast-food restaurant in the CPD, Commercial Planned Development District. To the south is a regional mall in the CPD, Commercial Planned Development District. To the west is a fuel sales facility in the CPD, Commercial Planned Development District.
- The CPD text includes appropriate use restrictions, setbacks, landscaping, and graphics controls.
- The *Columbus Thoroughfare Plan* identifies Tuttle Crossing Boulevard as 4-2D arterial requiring 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit a range of commercial uses on a site that is limited to only four uses on a major commercial thoroughfare. The CPD text includes appropriate development standards which will ensure compatibility with the surrounding development.





5061 Tuttle Crossing Boulevard
Approximately 1.36 acres
CPD to CPD

Z13-030

TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development

PROPERTY ADDRESS: 5061 Tuttle Crossing Boulevard

OWNER: Jupiter Ohio, Inc.

APPLICANT: Jupiter Ohio, Inc.

DATE OF TEXT: April 26, 2013

APPLICATION: Z13-030

1. **INTRODUCTION:** The property is an outlet in front of Tuttle Mall. In 2000 a zoning amendment was approved which added a jewelry store to the list of permitted commercial uses. Now the applicant would like to further expand the permitted commercial uses for the site.

2. **PERMITTED USES:** These uses permitted in Chapter 3365 C-4, Commercial of the Columbus City Code with the following exclusions: automobile and light truck dealers, automotive sales, leasing and rentals; motorcycle, boat and other motor vehicle dealers; truck utility trailer and RV (Recreational Vehicles) sales, rental and leasing; billboards.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or site plan, the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code

Density, Height, Lot and/or Setback Requirements

1. The building setback from Tuttle Crossing Boulevard and the service road west of the site shall be 50 feet of the site.
2. The building setback from the service road south of the site shall be 25 feet.
3. The parking and maneuvering setback from Tuttle Crossing Boulevard, and the service roads west and south of the site shall be 25 feet.

Access, Loading, Parking and/or Traffic Related Commitments

N/A

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. Within the setback area along Tuttle Crossing Blvd. and the service road to west of the site, a 3 foot average height continuous planting hedge, fence, wall, earth, mound or combination thereof shall be installed as well on one tree per 40 feet of frontage or fraction thereof. Trees do not have to be equally spaced, but may be grouped.
2. All loading docks which are visible from either Tuttle Crossing Blvd. or the service road to the west of the site shall be screened to a height of ten (10) feet with either mounding, plantings, fence, wall or a combination thereof. Plant material shall be a combination of deciduous and evergreen trees and shall have a winter opacity of at least 50% and a summer opacity of at least 70%.

D. Building Design and/or Interior-Exterior Treatment Commitments

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure.

F. Graphics and Signage Commitments

1. Graphics shall be in conformance with Article 15 of the Columbus City Code, as it applies to C-4, Commercial District. Any variance to the sign requirements as they apply to C-4, Commercial District, shall be submitted to the Columbus Graphics Commission.
2. No high rise sign shall be permitted.
3. The height of any free-standing graphic shall not exceed twenty (20) feet.

G. Miscellaneous

1. The developer shall provide bicycle parking on the site and pedestrian access from the public sidewalk along Tuttle Crossing Boulevard to the building.
2. The subject site shall be developed with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. CPD Criteria.

a. Natural Environment

The site is developed with a retail building and parking.

b. Existing Land Uses

The property is surrounded by commercial uses.

c. Transportation and Circulation

The access points have already been established by the existing development in the area.

d. View and Visibility

The view corridors to this site have already been established by the existing development in the area.

e. Behavior Patterns

The behavior patterns for both the motorist and the pedestrian have been established by the existing development in the area.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

jupiter.txt (nct)
4/26/13 F:Docs/s&h texts/2013



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CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
SETBACK EXHIBIT
FOR
JUPITER OHIO
5061 TUTTLE CROSSING BOULEVARD

DATE: April 26, 2013

SCALE: 1" = 40'

JOB NO.: 2011-1594

